## Late Backup

## ORDINANCE NO.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9726 CIRCLE DRIVE IN THE WEST OAK HILL NEIGHBORHOOD PLAN AREA FROM RURAL RESIDENCE-NEIGHBORHOOD PLAN (RR-NP) COMBINING DISTRICT TO WAREHOUSE LIMITED OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (W/LO-CO-NP) COMBINING DISTRICT.

## BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from rural residence-neighborhood plan (RR-NP) combining district to warehouse limited office-conditional overlay-neighborhood plan (W/LO/CO-NP) combining district on the property described in Zoning Case No. C14-2010-0175, on file at the Planning and Development Review Department, as follows:

A 3.003 acre tract of land, more or less, out of the Casper Dittmar Survey No. 611, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 9726 Circle Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the warehouse limited office (W/LO) base district, and other applicable requirements of the City Code.

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the Property:

Bed and breakfast (Group 1) Administrative and business office Art workshop Business or trade school Communication services

Bed and breakfast (Group 2)
Art gallery
Building and maintenance services
Business support services

Construction sales and services

Draft: 2/25/2011

Page 1 of 2

COA Law Department

Convenience storage			Electronic prototype assembly	
Electronic testing			Equipment repair services	
Exterminating services			Food preparation	
Printing & publishing			Custom manufacturing	
Club or lodge			College and university facilities	
	y recreation (private)		Community recreation (public)	
	ent services		Counseling services	
Cultural services			Day care services (commercial)	
Day care services (general)			Day care services (limited)	
Local utility services			Private primary educational facilities	
Private secondary educational facilities			Public primary educational facilities	
Public secondary educational facilities			Residential treatment	
Safety serv		<del>-</del>		
J2019 000 1				
			No. 20081211-097 that established the	
West Oak Hill r	neighborhood plan combi	ning dist	rict.	
	1		, 2011.	
PART 5. This ordinance takes effect on				
	, 2011	& & &		
	, 2011	3	Lee Leffingwell	
			Mayor	
			<b>,</b>	
APPROVED: _		_ ATTE		
	Karen M. Kennard		Shirley A. Gentry	
	Acting City Attorney		City Clerk	
raft: 2/25/2011	Dage '	2 of 2	COA Law Department	

ENIBIT A

FIELD NOTES FOR 3,003 ACRES OUT OF THE CASPER DITTMAR SURVEY No. 611 TRAVIS COUNTY, TEXAS

## METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 3.003 ACRE TRACT OF LAND, BEING OUT OF THE CASPER DITTMAR SURVEY NO. 811 IN TRAVIS COUNTY, TEXAS AND BEING THAT CERTAIN TRACT OF LAND CALLED 3.00 ACRES AS CONVEYED TO HENRY E. DURAN AND STELLA DURAN 8Y DEED RECORDED IN VOLUME 4356, PAGE 2288, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT HAVING BEEN SURVEYED ON THE GROUND BY SNS ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at a ½° iron rod found on the northeasterty line of Circle Drive, at the west comer of a 1.059 acre tract of land conveyed to Kealing Holding Group, L.L.C. by deed recorded in Document No. 2001212923 of the Official Public Records of Travis County, Taxas, for the south comer of the tract herein described;

THENCE, along the common line of Circle Drive and the tract herein described as follows:

- N 43\*11\*13"W, a distance of 40.80 FEET to a ½" iron rod with a cap stamped "SNS" set for an angle point;
- 2.) N 42\*20\*40\*\*W, a distance of 376.98 FEET to a %\* iron pipe found at the south corner of a 1.00 acre tract of land owned by 8etite J. Petrucci according to the Travis County Appraisal District, for the west corner of the tract herein described;

THENCE, departing the northeasterly line of Circle Drive and along the common line of sald Petrucci tract and the tract herein described, N 68\*45\*00"E, at 293.21 feet pass a ½ iron rod found at the southerly common corner of said Petrucci tract and a 5.02 acre tract of land conveyed to Steve Monreal by dead recorded in Volume 13123, Page 1747 of the Real Property Records of Travis County, Texas, continuing a total distance of 412.56 FEET to a ½" iron rod found at the west corner of a 1.99 acre tract of land conveyed to Thomas Willington Rose, II and Uta Anna Rose by deed recorded in Volume 4530, Page 328 of the Deed Records of Travis County, Texas, for the north corner of the tract herein described:

4. 72

THENCE, departing the southeasterly fine of said 5.02 acre tract and along the common tine of said 1.99 acre tract and the tract herein described, S 30°36'11"E, a distance of 313.10 FEET to a 1/3" iron rod found on the northwesterly line of the aforementioned 1.059 acre tract, at the south corner of said 1.99 acre tract, for the east corner of the tract herein described and from which a 100d naß found at the north corner of said 1.059 acre tract bears N 54°16'32"E, a distance of 8.25 FEET;

THENCE, along the common line of said 1.059 acre tract and the tract herein described. S 54°17'05"W, a distance of 322.76 FEET to the POINT OF BEGINNING and containing 3.003 acres of land, more or less.

See SNS Engineering "Plat of Survey" No. 04424, page 2 of 2 attached hereto and made a part hereof.

Mary P. Hawkins

May P. Hankine

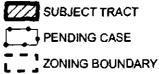
Registered Professional Land Surveyor No. 4433

State of Texas

MARTY P. HAWKINS







ZONING EXHIBIT B

ZONING CASE#: C14-2010-0175 LOCATION: 9726 CIRCLE DR SUBJECT AREA: 3.003 ACRES

GRID: WZ20 MANAGER: STEPHEN RYE

1' = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

